

SDE

San Dieguito Engineering, Inc.
ENGINEERS • SURVEYORS • PLANNERS

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February 29, 2012

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County of San Diego

Department of Planning and Land Use

5201 Ruffin Road, Suite B, 92123

CIVIL ENGINEERING

Engineering Studies

Site Development

Grading Plans

Improvement Plans

Drainage Plans

Sewer Water Line Plans

Hydrology/Hydraulics

Stormwater SWMP/SWPPP

Construction Administration

Pavement Rehabilitation

Forensic Engineering

Subsurface Utility Engineering

LAND SURVEYING

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Topographical Surveys

Construction Staking

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Subdivision Maps

Easements

Height Certifications

Cadastral Surveys

Photogrammetric Surveys

ALTA Surveys

LAND PLANNING

Pre-Acquisition Analysis

Land Use Consultation

Environmental Analysis

Government Relations

Land Division

Tentative Maps

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Specific Plans

Rezoning

Variances

Administrative Permits

Annexations

Boundary Adjustments

Subject: Former TM 5254 and current TPM 21193 and BA12-0009

The project proposes a Minor Subdivision (4 parcels and a remainder) and a Boundary Adjustment (4 parcels) to be filed concurrently on the subject property to the north of the Minor Subdivision and under the same ownership. The attached study reviews both proposals. Originally the proposed project was submitted as TM 5254. This TM was withdrawn and a new application for TPM 21193 and BA 12-0009 was submitted for review and processing by the County of San Diego.

Boundary Adjustment (BA 12-0009) reconfigures four existing parcels created per TPM14192 into 42.83, 46.75, 30.90 acres and the southern parcel is 110.03 acres. TPM 21193 proposes 4 parcels and a remainder on the southern parcel. APN 102-102-07 was included in the boundary of TM 5254 but it has been removed from the current proposal.

The pad locations and environmental impact review analyzed in this report for TM 5254 has not significantly changed with this new application.

Sincerely,



Ivan R. Fox PE

SDC DPLU RCVD 03-01-12

TPM21193

NOTES:

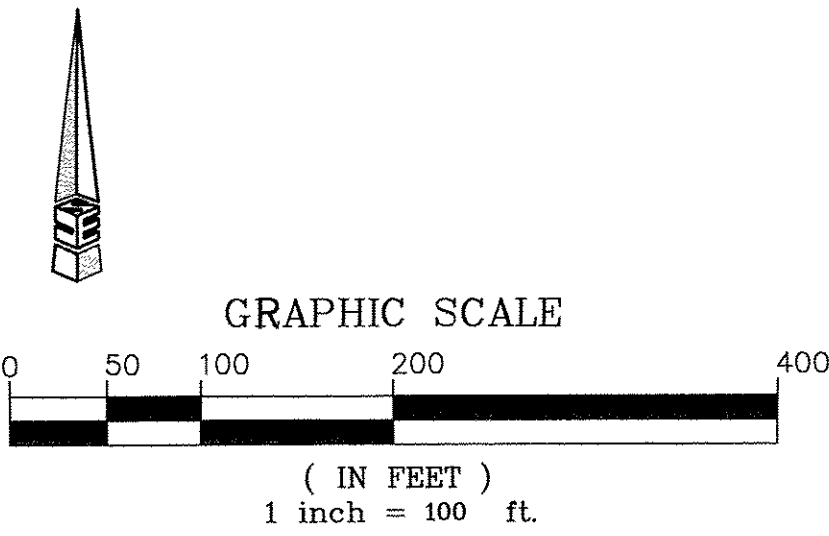
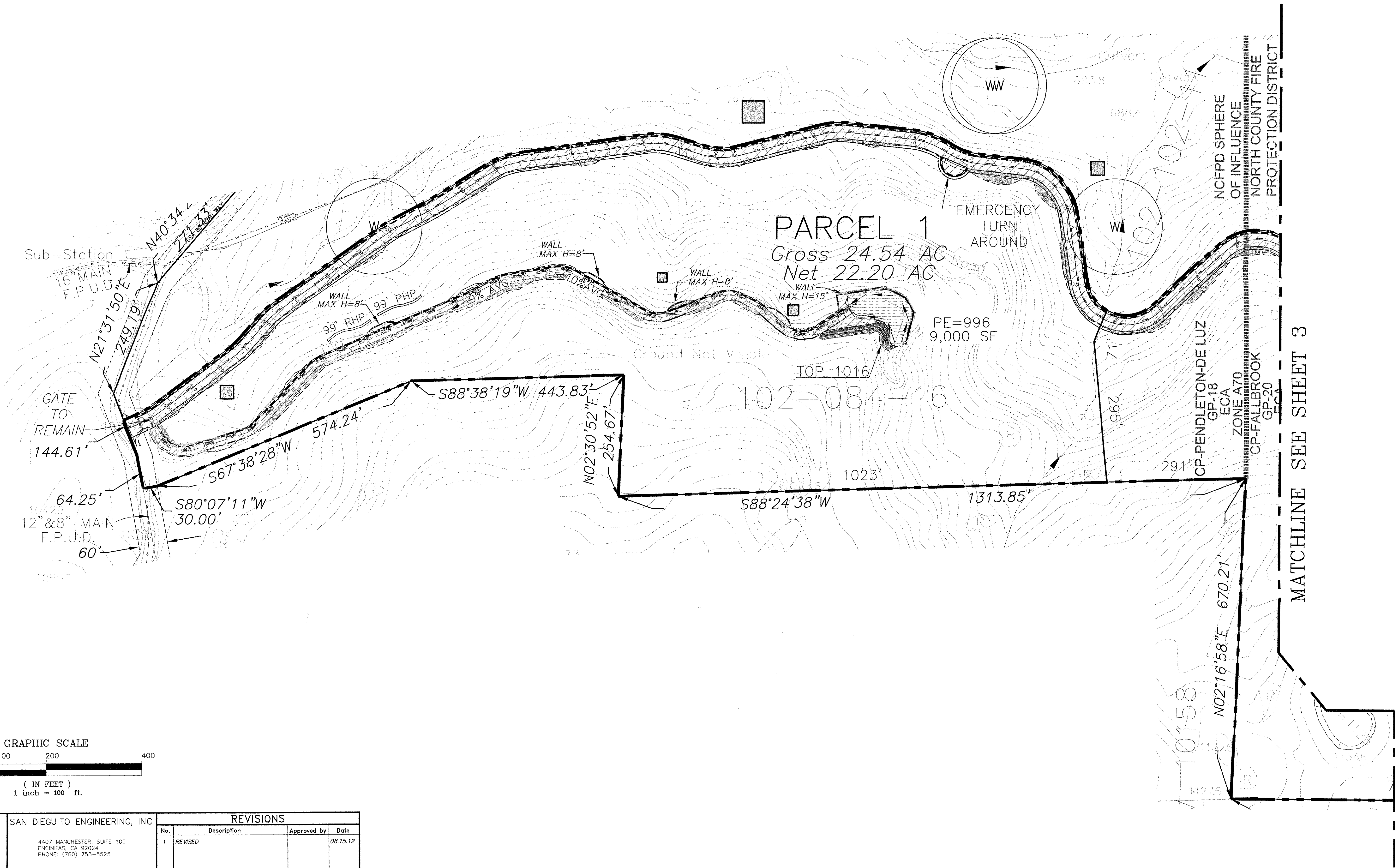
- SUBDIVIDERS NOTE:

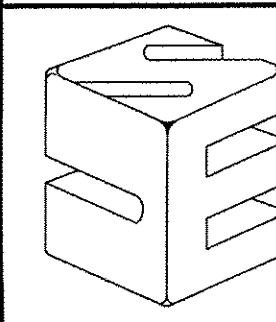
LEGEND

- PE=618 PAD ELEVATION

- FILE 5108

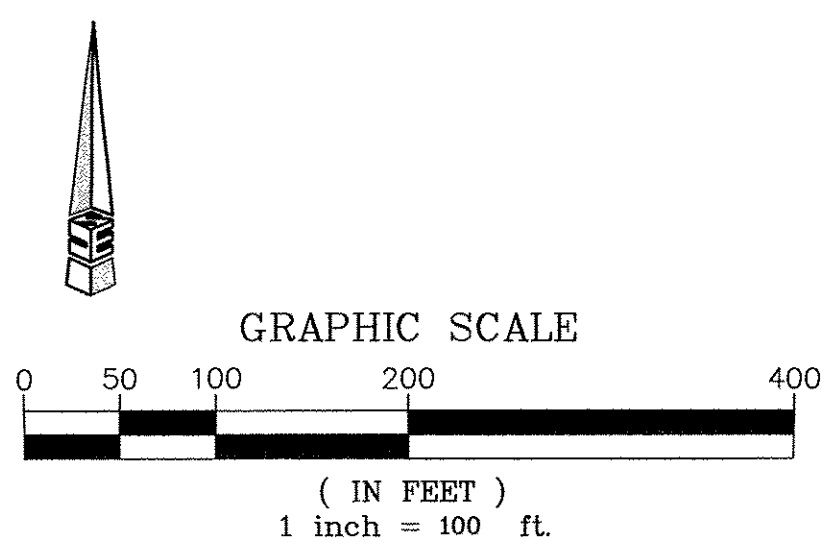
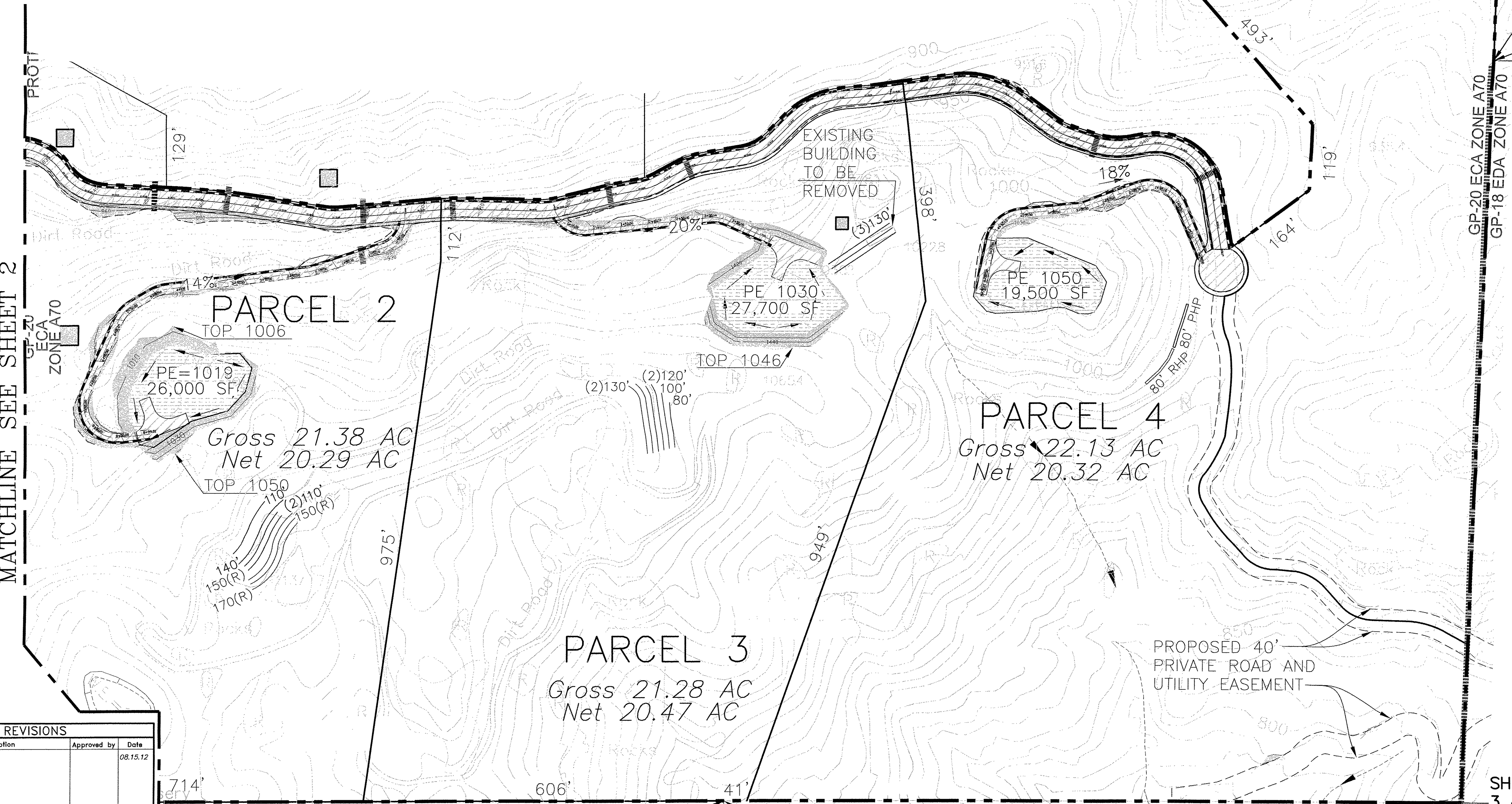
PRELIMINARY GRADING PLAN
COUNTY OF SAN DIEGO
TENTATIVE PARCEL MAP NO. 21193



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		REVISIONS		
No.		Description	Approved by	Date
1		REVISED		08.15.12

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COUNTY OF SAN DIEGO
TENTATIVE PARCEL MAP NO. 21193

REMAINDER
PARCEL
Gross 20.71 AC
Net 20.28 AC



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